

NINH BINH

INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

07/2020

EXECUTIVE SUMMARY

– NINH BINH

savills



Location

Yen Mo
District, Ninh
Binh Province



Property type

Industrial
Land



Total area

49.3
ha



Leasable area

48.2
ha



Established

2017



Lease Term





2067

EXECUTIVE SUMMARY




PROPERTY FEATURES AND COST

 Available area 12 ha	 IP Occupancy 70 %	 Lease price/m² \$50 /m ²	 Deposit 20 %
 Management fee \$0.4 /m ² /year	 Water supply fee \$0,597 /m ³	 Waste-water fee \$0.4 /m ³	 Electricity fee \$0,0648 /kWh

ACCESSIBILITY

 Hanoi CBD 108 Km	 Noi Bai Airport 143 Km	 Hai Phong Port 171 Km	 Highway 1A 03 Km
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OTHER

 Road systems Synchronously built and ready inside IP	 Telecommunications High standards and available to meet the needs of communications	 Supporting services Bank, post office, hospital, ...
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SUMMARY

Description

The industrial park possesses geographical advantages in regional linkage, the southernmost gateway to the North of Vietnam, connecting road, rail, river and sea traffic smoothly with Hanoi, Hai Phong, Quang Ninh which helps cut transportation costs

Location

Located in Yen Mo district, Ninh Binh province, close to National Highway 1A and Hanoi – Ninh Binh Highway.

LOCATION



TRANSPORTATION NETWORK

CBD



Hanoi CBD – 108km/ 120 mins

Ninh Binh City - 11km/ 15 mins

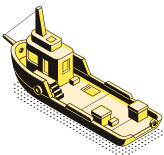
Airways



Noi Bai Airport

143km/ 150 mins

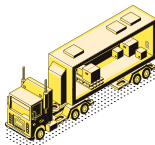
Seaport



Hai Phong Port

171km/ 190 mins

Roadway



Highway 1A

3km/ 6 mins

49.3

ha

Available area
12 (ha)

INVESTMENT SECTORS



Leather and shoes



Building materials



Textiles (including Dyeing)



Mechanical and auxiliary
industry



Electronic components



Automatic spare parts



High-tech



Wood and handcrafts processing

IP INFOMATION

UNIQUE ADVANTAGES

01

Strategic location with access to many arterial roads such as National Roads 1A, 10, 12B help minimize transportation costs.

02

Close to Huyndai Thanh Cong Factory, within 15km (20 mins)

03

Completely synchronous and modern infrastructure system

04

Preferential tax incentives: exemption of land tax in 11 years

05

Close to quality vocational training schools providing a number of engineers, skilled workers with good labor discipline.

06

Abundant labor force with low costs

INFRASTRUCTURE



Power Supply

Capacity (2x1800)kVA-35/10kV



Water Supply

Capacity 2.000 m3/day.



Waste Treatment

Rainwater and wastewater drainage systems are built separately.



Telecommunications

High standards and available, high-speed data transmission and domestic and international postal services.



Internal Roads

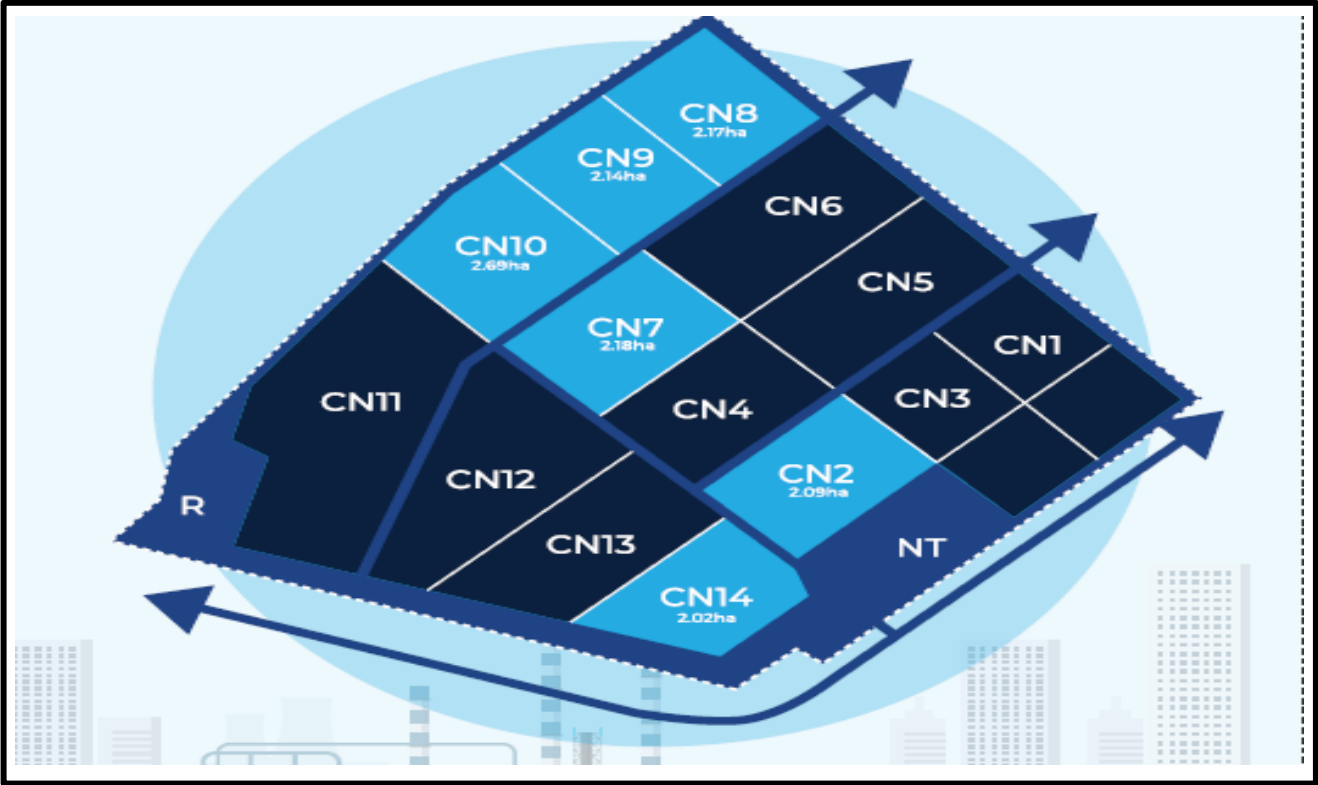
Completely synchronous system:
- Main road: 36m
- Branch road: 21m



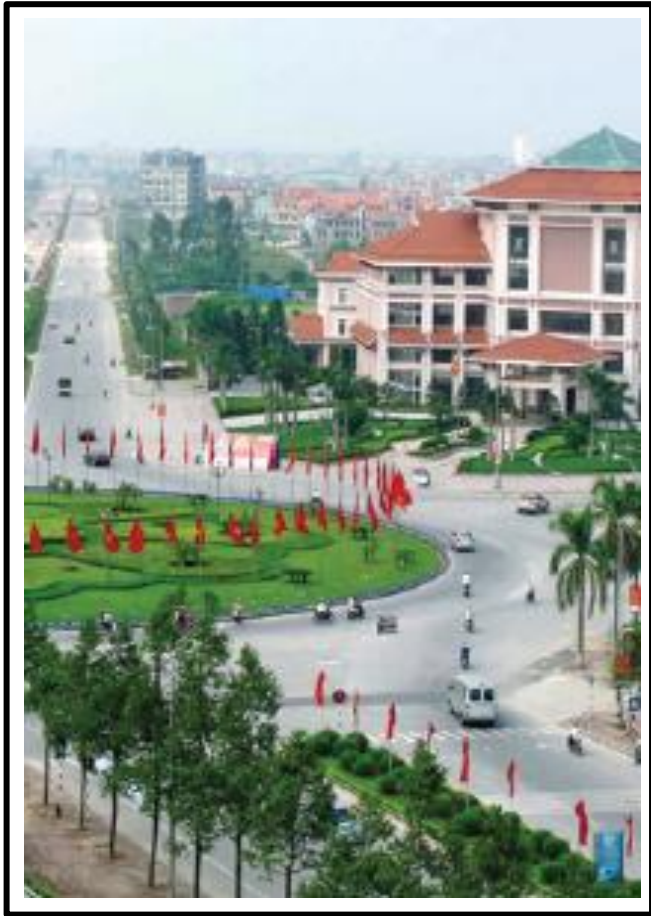
Amenities

Green garden, business center provides services for workers inside IP

Masterplan



PHOTO





Expressions of Interest relating to the property should be directed to Savills Vietnam



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